

**City of Greensboro Planning Department
Zoning Staff Report
March 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: H

Location: 3207 Horse Pen Creek Road (North side of Horse Pen Creek Road between Carlson Dairy Road and Gray Bluff Court)

Applicant: Joseph Bellissimo

Owner: Samet Corporation

From: Conditional District – RM-8 Residential Multifamily

To: Conditional District – General Office Moderate Intensity

- Conditions:**
- 1) Uses: The use of the property shall be limited to a child daycare center and accessory uses.
 - 2) All buildings shall be one story in height.
 - 3) All buildings shall be constructed of substantially brick veneer building materials.
 - 4) No exterior lighting fixture shall exceed the height of the building.
 - 5) Any freestanding exterior lighting shall be directed away from adjoining properties.
 - 6) Owner shall retain and enhance existing vegetation along the eastern and western property line to provide a continuous screen of evergreen plantings consisting of Leyland cypress trees.
 - 7) The daycare center's hours of operation will be from 7:00 a.m. – 6:00 p.m. Monday – Friday.
 - 8) All dumpsters and HVAC equipment shall be screened.
 - 9) Owner shall extend the existing fence on the western property line of the subject property to provide a buffer to the adjoining property owner subject to the approval of adjoining property owner to extend such fence.
 - 10) Owner shall construct an eastbound left turn lane and a westbound right turn lane from Horse Pen Creek Road into the daycare center as approved by Greensboro Department of Transportation. The westbound right turn lane shall be extended to the intersection of Horse Pen Creek Road and Carlson Dairy Road if approved by Greensboro Department of Transportation.
 - 11) Owner shall construct exclusive southbound left and right turn lanes exiting the daycare center as approved by Greensboro Department of Transportation.
 - 12) Any freestanding signage shall be limited to one monument sign, a maximum of six feet in height.
 - 13) Enrollment shall be limited to 225 students.
 - 14) Any vehicles owned and operated by the facility shall be garaged when not in use.

SITE INFORMATION	
Max. Developable Units & Density	N/A
Net Density of Developable Land	N/A
Existing Land Use	Vacant building built as a daycare
Acreage	2.41
Physical Characteristics	<i>Topography:</i> Slopes northward <i>Vegetation:</i> Graded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	RS-40
<i>South</i>	Townhomes under construction	CD-RM-8
<i>East</i>	Stonehaven Subdivision	RS-40
<i>West</i>	Single Family Residential	Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
3102	2003	The original zoning to CD-RM-8 was approved by City Council in January 2003 with an effective date of March 31, 2003. The use of the property was limited to a daycare center with a maximum enrollment of 150 students. Prior to the annexation and original zoning, the property was zoned RS-40 by Guilford County.

DIFFERENCES BETWEEN CD-RM-8 (EXISTING) AND CD-GO-M (PROPOSED) ZONING DISTRICTS	
CD-RM-8: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 8.0 units per acre or less. The property is presently limited to a child daycare center with the same conditions proposed in this rezoning application except that the enrollment is limited to 150 students.	
CD-GO-M: Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses. See conditions for use limitation and other restrictions.	

TRANSPORTATION	
Street Classification	Horse Pen Creek Road – Minor Thoroughfare, Carlson Dairy Road – Collector Street.
Site Access	Existing. Roadway widening and turn lane improvements have already been completed for this development.
Traffic Counts	Horse Pen Creek Road ADT = 11,000.
Trip Generation	24 Hour Weekday = 1,018, AM Peak Hour = 170, PM Peak Hour = 153.
Sidewalks	Existing.
Transit	No.
Traffic Impact Study	Yes, requirement per Development Ordinance. See the Additional Information section of this staff report for the TIS Executive Summary.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro Watershed Critical Area Tier 4
Floodplains	None
Streams	None
Other	Property is allowed a max BUA of 0.93acres per the design of the existing Bioretention Area. See approved TRC plan #2003-0279.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>West</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The original zoning to CD-RM-8 was approved by City Council in January 2003 with an effective date of March 31, 2003. The use of the property was limited to a daycare center with a maximum enrollment of 150 students. The sole purpose of this rezoning is to modify the condition to allow a maximum enrollment of 225 students.

When the original zoning was initially considered, staff pointed out that this was a good location for a daycare center since it is at the intersection of a minor thoroughfare and a collector street that provides for convenient access for this type of business. There are several nonresidential uses in this immediate vicinity, including the Spears Family YMCA and a church. Staff also pointed out that the extensive conditions would make this use compatible with surrounding residential development and, at this location, a daycare center would be a benefit to the community.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

Proposed Day Care Facility- Traffic Impact Study

Prepared for Samet Corporation

January 19, 2005

Executive Summary

In 2004, the Samet Corporation was granted zoning to build a 150-student day care facility off Horse Pen Creek Road. At that time, a traffic impact study was not required. The petitioner currently has plans to expand the enrollment of the day care facility to 225 students.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Carlson Dairy Road @ Horse Pen Creek Road
- Access Point @ Horse Pen Creek Road

Per the City of Greensboro, these intersections were analyzed for 2005 existing conditions (where applicable), "development as approved" conditions, and "proposed rezoning" conditions.

This proposed development is expected to generate approximately 1,018 daily weekday trips; with 170 trips during the AM peak and 153 trips during the PM peak (see table 1). The following is a level of service table for the projected impact of this development.

Table 2 - Level of Service Summary			
Intersection	PM Peak		
	2005 Existing	2007 off site + current zoning	2007 off site + proposed zoning
Horse Pen Creek @ Carlson Dairy Road	B (17.5)	C (22.1)	C (22.3)
Horse Pen Creek @ Access Point		F (334.9) Left Turn out	F (***) Left Turn out

The following are the recommendations for improvements made in this report:

Horse Pen Creek Road @ Carlson Dairy Road

- No improvements are recommended.

Horse Pen Creek Road @ Day Care Access Point

- Existing improvements at this intersection include a 75' left turn lane and a 75' right turn lane. Analysis indicates that exiting left turn traffic may have a difficult time exiting the facility, regardless of the enrollment of the facility. It is possible that traffic will queue back from the traffic signal at Carlson Dairy Road, blocking the entrance. However, with the current improvements in place, analysis (Synchro and NCDOT Left Turn lane) indicates that there is sufficient left turn storage to handle left turn traffic entering the site.

Based on all available data, the trips from the proposed development will have a minimal impact on the surrounding roadways. The proposed increase in enrollment of the day care center will add approximately 341 new trips to the system. The PM peak hour will experience a 45 trip increase. These increases in traffic can be handled by the existing improvements that were required with the original zoning. Overall, the proposed change in zoning to increase enrollment to 225 students at this facility should not adversely affect the surrounding area.